

Ground Floor, 55 Grand Parade, Cork. T12 A7VX



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- >** Prominent, ground floor office/ commercial unit located in a prime city centre position with enviable profile, benefitting from substantial volumes of passing footfall.
- >** Situated on Grand Parade, a characterful throughfare which links Patrick Street, Washington Street and South Mall in the heart of the city with an array of established occupiers such as Cork City Library, Hillbilly's, Caseys Furniture, Bean & Leaf and Swoon, to name but a few.
- >** This landmark premises was previously used as an audiology clinic and extends to approx. 647 sq.ft over a single floor with a large glazed frontage.
- >** The premises is in excellent condition and available immediately on new lease terms.

Viewings Strictly By Appointment With Sole Agency

FOR LEASE

Description

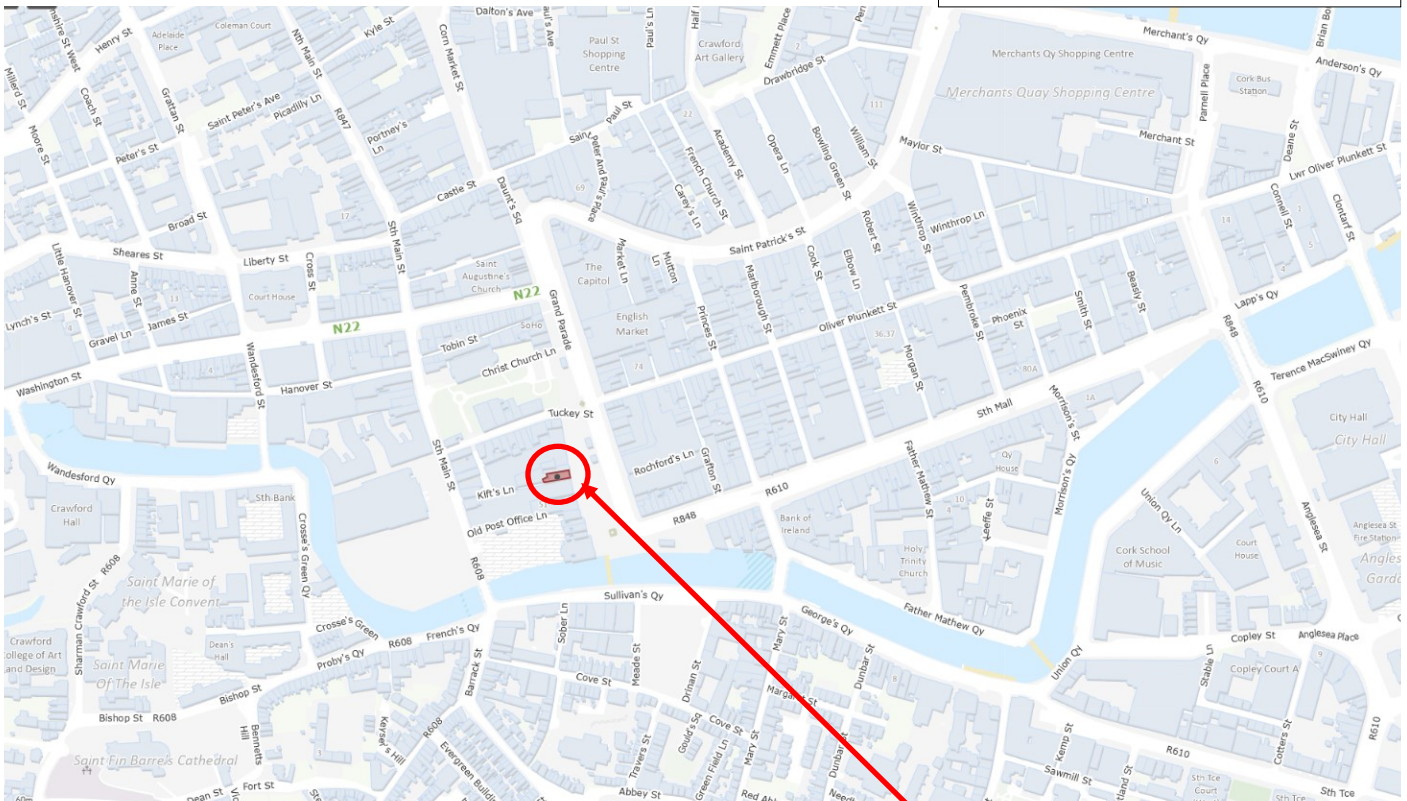
This self-contained ground floor unit benefits from an impressive shop façade and extensive glazed display frontage. Finished internally with carpet flooring, recessed lighting, and electric wall mounted heaters. This accommodation is laid out to provide an open plan front office with two additional offices to the rear with a staff kitchenette and a WC.

Accommodation

Description	Sq Ft Approx.	Sq M Approx.
Front Office	348	32.36
Middle Office	145	13.53
Rear Office	153	14.23
Total Area	647	60.12



FOR IDENTIFICATION PURPOSES ONLY



Viewing:

Strictly by Prior Appointment with Sole Agents;

Rob Coughlan

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